



# County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

August 30, 2007

To: Supervisor Zev Yaroslavsky, Chairman  
Supervisor Gloria Molina  
Supervisor Yvonne B. Burke  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: William T Fujioka  
Chief Executive Officer

A handwritten signature in black ink, appearing to read "W. T. Fujioka", is written over the printed name and title.

## CODE ENFORCEMENT BIENNIAL REPORT

On November 30, 2004, your Board instructed the Chief Executive Office (CEO), with the assistance of the District Attorney (DA) and County Counsel, to provide a biennial report to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Attached is the fifth Biennial Report that provides narratives and exhibits prepared by the DA and County Counsel Code Enforcement units for the time period of January 2007 through June 2007.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators and two exhibits that highlight the number of cases and prosecutions handled by the DA and County Counsel, and the disposition of these cases. The Report also includes ongoing efforts between the DA, County Counsel and involved County departments to further integrate the County's code enforcement program, and promote collaboration among departments.

Each Supervisor  
August 30, 2007  
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If you have any questions, please contact me directly or Dorothea Park, Manager, Chief Executive Office at (213) 974-4283; Sari Steel, Senior Deputy County Counsel at (213) 974-1927; or Michael Noyes, DA Deputy-in-Charge at (213) 580-8732.

WTF:LS  
DSP:os

#### Attachments

c: Executive Officer, Board of Supervisors  
County Counsel  
District Attorney  
Sheriff  
Agricultural Commissioner/Director of Weights and Measures  
Chief of Public Safety  
Director of Animal Care and Control  
Director of Community and Senior Services  
Director and Chief Medical Officer of Health Services  
Director of Mental Health  
Director of Public Health  
Director of Public Works  
Director of Regional Planning  
Fire Chief  
Treasurer and Tax Collector

**DISTRICT ATTORNEY**

**MEMORANDUM**

TO: *SUC* STEVE COOLEY  
District Attorney

THROUGH: JOHN K. SPILLANE *JKS/sgm*  
Chief Deputy District Attorney

SHARON J. MATSUMOTO *sgm*  
Assistant District Attorney

JOHN PAUL BERNARDI, Director *JPB*  
Bureau of Prosecution Support Operations

*RAT* RICHARD BURNS, Head Deputy  
Community Prosecution Division

FROM: MICHAEL P. NOYES, Deputy-In-Charge  
Code Enforcement Section

SUBJECT: **DISTRICT ATTORNEY CODE ENFORCEMENT BIANNUAL REPORT**

DATE: AUGUST 16, 2007

Attached please find the fifth Biannual Report to the Board of Supervisors for the time period of January 1, 2007, through June 30, 2007. The Biannual Report ("Report") provides a narrative of the general strategies and efforts of this office for the time period. Also included is an exhibit with a detailed breakdown of the cases handled by the Deputy District Attorneys for the time period.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators, the number of cases and prosecutions handled by the DA, and the disposition of these cases. The Report also references ongoing efforts by the DA, County Counsel, and involved County departments to further integrate the County's code enforcement program and promote collaboration among departments.

The prior four reports were written as a joint report with the Office of the County Counsel. The County Counsel's management has now chosen to write a report separate from the District Attorney's Office. That is why this report is written exclusively as the District Attorney's report. The CEO will then submit both reports together to the Board of Supervisors. My counterpart within the County Counsel, myself and our contact within the CEO all preferred the joint report.

When our report is finalized it should be forwarded to:

Dorothea Park  
Assistant Division Chief  
Unincorporated Area Services  
Chief Executive Office  
Kenneth Hahn Hall of Administration  
500 W. Temple Street, Room 726  
Los Angeles, CA 90012

If you have any questions concerning this matter, please contact me at (213) 580-3269. Dorothea Park can be reached at (213) 974-4283

mpn/sd

Attachment

**DISTRICT ATTORNEY  
CODE ENFORCEMENT BIENNIAL REPORT  
January 2007 through June 2007**

The District Attorney Code Enforcement Section ("Section") continues to expand and is meeting the needs of the code enforcement agencies. The Section's approach to code enforcement continues to focus on voluntary compliance as the primary objective. The Deputy District Attorneys ("DDAs") continue to use office conferences whenever possible and criminal prosecutions when compliance is not forthcoming. Additionally, the Section has continued to provide District Attorney Investigators ("DAIs") to give support and peace officer backup to code enforcement inspectors, as well as to provide training in the effective use of the criminal justice system, and encouraging multi-agency cooperation. The Section continues to use citations in situations that are not suitable for the office conference approach.

**Staffing Enhancements**

The Section filled its current staffing positions consisting of 16 DAIs and four DDAs. The DAIs are aligned in a three-team format covering all five Supervisorial Districts. Each team consists of a Supervising DAI and four Senior DAIs. The three teams are supervised by Lieutenant Jack Gonterman. The teams are assigned geographically to the South, the East, and the North, and headquartered in the First, Second, and Fifth Supervisorial Districts. A proposal to add a fourth team was submitted earlier this year.

The South Team is headed by Supervising DAI Kimberly Michael and is in the process of moving to its permanent location at the Lynwood Regional Justice Center. The South Team is responsible for the geographic area encompassed by the Second, Fourth, and the southern portion of the Third Supervisorial Districts.

Supervising DAI Rogelio Maldonado heads the East Team which is temporarily housed at offices located in El Monte. The East Team's responsibility includes all of the First Supervisorial District and the Fifth Supervisorial District east of Altadena.

Supervising DAI Greg Frum heads the North Team housed at the Michael Antonovich Antelope Valley Courthouse. The North Team is assigned to all of the Fifth Supervisorial District except the portion in the San Gabriel Valley east of Altadena. The North Team is also responsible for the Santa Monica Mountains and the Topanga Canyon portion of the Third Supervisorial District.

The DDAs continue to be divided geographically. Deputy-in-Charge Michael Noyes supervises the Section and prosecutes the cases generated from the Santa Monica Mountains and Topanga Canyon areas. DDA Randal Harris prosecutes San Gabriel Valley and East Los Angeles cases. DDA Tina Hansen is responsible for the South Basin cases. DDA David Campbell covers the North County including Chatsworth and La Crescenta.

## **Proposed Expansion**

The District Attorney ("DA") Bureau of Investigation Division submitted a proposal earlier this year to expand the unit by one team in an effort to further staff the expanding number of Nuisance Abatement Teams ("NATs") and better serve each Supervisorial District. The fourth team would be exclusively responsible for the lower Fifth Supervisorial District, the Santa Monica Mountains region, Santa Clarita, and the San Gabriel Valley west of Altadena. The East Team could then focus exclusively on the First Supervisorial District and the Fifth Supervisorial District east of Altadena. The North Team would devote itself to enforcement within the Antelope Valley and Acton.

This proposed expansion would further the Section's goal to provide the best possible support to the code enforcement agencies. Additionally, the expansion would allow investigators to implement several small programs that are in development, which will target businesses that are in violation of graffiti abatement laws.

## **NAT Teams**

The DAIs currently staff NATs in the First, Second, Fourth, and Fifth Supervisorial Districts. The DAI teams are a key component of each of these NAT teams. The purpose of the DAI teams is to provide each NAT team with security and share their investigative skills for the benefit of the code enforcement investigators that also comprise the NAT teams. Participation in the NATs is one valuable way the DAIs fulfill their primary purpose, which is to support the County code enforcement agencies.

## **Citations**

Citations have proven to be an effective code enforcement tool. The DAI, accompanied by the code enforcement investigator who is at the scene to identify the crime, will continue to cite violators to appear in court when the violator's conduct through words and/or actions indicate he or she has absolutely no intent to cooperate unless compelled to do so. In addition to using citations in situations involving squatters, violators caught in the act of illegal grading, or in an act that has an immediate negative impact on the neighboring community, citations are being used in cases where businesses are operating without licenses.

## **Inspection Warrants**

Inspection warrants are an effective tool to gain access to properties for inspections. A warrant can only be ordered if access has been denied. Coordinating multiple agencies for a site inspection can be difficult and becomes more problematic if entry is then denied.

The Bureau's South Team recently wrote and served an inspection warrant at a location in the Florence/Firestone area. The inspection warrant became necessary when the renters denied the inspectors and investigators entry on two different occasions and were uncooperative in efforts to identify the owner of the property.

Additionally, the DAIs investigation revealed that several shootings had recently taken place inside the residence between the occupants. To ensure the safety of the DAIs and inspectors, the inspection warrant included an order from the judge waiving the requirement of notice of service prior to the inspection warrant's execution.

The Department of Regional Planning ("DRP") wrote three inspection warrants, using a form designed by the DDAs for the departments, to allow the inspection of adjacent properties. The zoning inspector was assisted in court by one of the Section's DDAs. These warrants led to a successful multi-departmental inspection of the properties that included the support of the Section's DAIs. DRP has been trained on the preparation and use of inspection warrants by a combined team of Deputy County Counsels and DDAs.

Because of the proven success of inspection warrants and the fact that judges have become more familiar with its ability to further compliance, DAIs will be using inspection warrants more frequently for the benefit of the code enforcement agencies. The DDAs will also continue to encourage and assist the departments in their use of inspection warrants.

### **District Attorney Investigations**

The DAIs have assisted in both criminal and civil cases, and since January 1, 2007, have been involved in the inspections of more than 2400 properties and 291 NAT sweeps in all five Supervisorial Districts. They also support the departments who work in the First and Second Supervisorial Districts by providing security to inspectors and to the task forces conducting inspections in high risk neighborhoods.

During this reporting period, the DAIs participation in the inspections and sweeps has resulted in the filing of criminal charges in five felony cases, four of which are being handled by another DA unit and one by our Section. The DAIs filed 12 misdemeanor cases as well as making 17 probable cause arrests, and 37 arrests as a result of outstanding warrants. Of those arrests, 13 were felonies, and 24 were misdemeanors.

### **Cases Handled by the District Attorney**

During this reporting period, the Section received 46 new referrals from County departments, reopened one case, and continued to work on 84 cases carried over from the prior reporting period. The Section set 22 office conferences, prosecuted 50 misdemeanor cases, one felony case, and had ancillary involvement in two felony probation cases during this reporting period. One case went to jury trial and the violator was convicted on four misdemeanor counts involving zoning violations. Additionally, the DDAs were involved in informal talks with numerous property owners. The Section closed 45 cases, following successful resolution of the matters, and one case following a not guilty verdict in a court trial.



See Exhibit 1 for a summary of the disposition of the case, by Supervisorial District, handled by the Section this reporting period.

## **Ongoing Efforts to Integrate Code Enforcement Operations**

### *DA Trainings*

On April 10, 2007, the Section conducted training for the Fire Department at their headquarters, located at 1320 North Eastern Avenue in Los Angeles, on the topic of "Writing Reports for the District Attorney's Office."

On April 19, 2007, the Section conducted another training session at the Department of Public Works headquarters in Alhambra, for Building and Safety office managers and DRP code enforcement officers. The DAs lectured on NATs and the DDAs lectured on report writing for the DA's Office.

### *Code Enforcement Cross-Training Conference*

The fifth in a series of code enforcement cross training programs is scheduled for November 2007. The DA, County Counsel, and the Department of Mental Health will give presentations on Good Report Writing and Code Enforcement Investigations; Right of Entry: Preparation of Inspection Warrants and the Scope of Administrative Searches; and Handling Hoarding Cases.

### *Code Enforcement Cross-Training Manual*

County Counsel, with the assistance of the CEO and our office, is compiling the materials from the four code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences will be a valuable resource for new code enforcement officers and will also serve as a reference manual for day-to-day code enforcement activities.

### *Title 1 Administrative Fines and Non-Compliance Fees Workgroup*

During this reporting period the workgroup has been working with the departments to edit the content and formatting of their submitted written materials. Additionally, the departments are developing their departments' Hearing Officer Protocols. As soon as the written materials have been finalized and approved by department counsel and the department heads, Title I can be implemented commencing with the pilot project.

### *Amendment to the County's Health Ordinances*

Pool safety is a serious concern for all residents within the County. Green pools are dangerous in that they prevent quick discovery of drowning individuals. Currently these cases must be prosecuted using a mosquito abatement ordinance. This office is working together with Environmental Health and County Counsel to draft a new section in the County's Health Ordinance that focuses on water clarity standards. This would simplify the prosecution of these cases by eliminating the need to prove by expert testimony that the condition of the water allows for the breeding or harborage of mosquitoes.

Exhibit 1

**District Attorney Code Enforcement Section  
Fifth Biannual Status Report for January 1, 2007 to June 30, 2007**

Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Illegal grading	1					1	Unrelated felony set for trial - felony still pending.
Outside storage - inoperable vehicles and/or junk and salvage	1	3	3		2	2	1) Compliance - case closed; 2) & 3) Office conference DRP monitoring; 4) Office conference held - violator cleaned property - case closed.
Improper uses within zone, blocking roadway, unpermitted construction; (Also refer to "Non-conforming use, illegal wiring, unpermitted structure" in County Counsel Exhibit 2/First District)	1			1		1	Complex case -- car wash, apartment building, and family business. Multiple departments involved: DPW, Building & Safety and Road Maintenance Divisions, DRP, and County Counsel. Case pending DRP's application process. Criminal complaint filed.
Substandard catering truck	1			1	1		Complaint filed - compliance, trucks sold, health permit relinquished - case closed.
Un-permitted construction	1	2	2	1	1	2	1) Criminal complaint filed, property in compliance and sold, case closed; 2) Unpermitted structures, junk & salvage ("J&S"), unpermitted animals, office conference held; 3) Unpermitted structure and alterations to house, illegal food preparation, office conference held.
Operating business without a license		3		3	2	1	1) Violators issued citation for no business license and not paying worker's comp insurance, pled guilty, fined \$1,000 to Worker's comp fund and placed on probation; 2) Citation for lack of business license - pled guilty \$400 fine, probation - case closed; 3) defendant FTA on citation - bench warrant.
Substandard apartment or dwelling	2			1	2		1) Criminal complaint - property in compliance - case closed; and 2) Unlawful discharge of waste water - compliance, case closed.
Food storage violation		2		2		2	1) Food not maintained at correct temperature - complaint filed violator arraigned; 2) Unapproved food storage, disobeyed order from Health Officer - complaint filed violator arraigned.

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Illegal slot machine		1		1	1		Citation to court, the result of a DA investigation. Pled guilty, fine, and probation. Slot machine confiscated.
Operating taxi cab without license		4				4	Investigated by LASD - pending reports from business licensing.
<b>First District Total</b>	<b>7</b>	<b>15</b>	<b>5</b>	<b>10</b>	<b>9</b>	<b>13</b>	
<b>Second District</b>							
Un-permitted construction	3	1		2	1	3	(1) Wall construction without a permit: Contractor reduced height of wall, compliance - case closed; (2) Altering building without a permit, criminal complaint filed, hired architect, plans being prepared; (3) Altering building without a permit: DPW and DRP coordinating investigation, criminal complaint filed, hired architectural firm - architect to meet with DPW; (4) Unpermitted addition to garage and office to house. Office conference to be set; (5) New case.
Outside storage - inoperable vehicle and/or junk and salvage	9	1	2	2	2	8	(1) Did not comply after office conference - criminal complaint filed bench warrant status - referring to rehab; (2) J&S and structure in set back, owner now in compliance - case closed; (3) Complaint filed, owner conducting cleanup - working towards compliance; (4) Plot plan approved; (5) J&S - to be added to NAT; (6) Large pile of green waste, owners cooperating with DRP - substantial improvement; (7) DPW standard property: Office conference held, cleanup conducted and property now in compliance- case closed; (8) J&S office conference held - failed to cleanup - criminal complaint to be filed; (9) Compliance case closed; (10) J&S, inaccessible garage.

**Exhibit 1**

**District Attorney Code Enforcement Section  
Fifth Biannual Status Report for January 1, 2007 to June 30, 2007**

Supervisory District/Case	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Improper use within zone	7	5	4	1	4	8	1) Commercial property not meeting development standards. Plot plan submitted to DRP; 2) Auto repair - compliance - case closed; 3) Auto repair - owner close to compliance, DRP monitoring; 4) Garage conversion, DRP supervised permits, demo - compliance - case closed; 5) Auto sales - compliance - case closed; 6) Auto repair or sales, storage DAs to contact selling agent; 7) Auto sales - to be added to NAT; 8) Recycling business on parking lot, container - office conference held - retained private attorney to commence unlawful detainer; 9) maintaining commercial vehicles - office conference; 10) Trucking businesses - commercial vehicle storage - office conference held; 11) Converted garage, J&S, commercial vehicles - office conference set; 12) Selling food without a permit - citation issued, criminal complaint filed.
Substandard dwelling, junk and salvage, living in trailer		1		1		1	Reopened - cited to court and pled guilty - probation then violated served three days County jail - rehab boarded up house and cleaned property - monitoring of property continues.
Violator threatened DPW official and DAI		1		1	1		DPW attempting rehab and threatened. Violator charged with criminal complaint for threats and arrested on warrant. Arrest coordinated with DPW so Rehab could cleanup property while defendant was in custody. Violator pled guilty and continues on probation. Property in compliance. Case closed.
Un-permitted addition		1				1	Office conference to be set. Pursued through DRP.
Violations on residential properties: Alcohol sale; and cattle in residential zone	1			1		1	Party pled guilty. Plot Plan and building plans approved - progressing towards compliance.

Exhibit 1

**District Attorney Code Enforcement Section  
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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Living in Trailers in R-1 Zone	1					1	Violator cooperating with DRP all violations removed except some junk and salvage - reinspection with NAT in July.
Possession of over 100 counterfeit CDs/DVDs		1		1		1	Code Enforcement DAs investigation from NAT, felony criminal filing.
Illegal Grading	1					1	Progress towards compliance continues.
Multi-agency violations - Building without permits, fire code violations, auto repair, outside storage		1				1	New case - referred by DRP - waiting for reports from agencies.
Older structures not to code	2			1		2	1) Earthquake retro fit needed, owner submitted plans. Moving towards compliance; 2) Tiltup needs retro fit, office conference held - failed to comply - criminal case filed.
CUP violation	1	1			1	1	1) CUP allowed 4 unit apt. compliance - case closed; 2) Maintaining business without CUP.
<b>Second District Total</b>	<b>25</b>	<b>13</b>	<b>6</b>	<b>10</b>	<b>9</b>	<b>29</b>	
<b>First and Second District Anti-Peddling Task Force</b>							
Peddling Citations in Florence-Firestone	9			9	7	2	Two of the cases are pending bench warrants; and seven cases have been closed, as bench warrants over one year old.
<b>First and Second District Task Force Total</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>7</b>	<b>2</b>	
<b>Third District</b>							
Outside storage of inoperative vehicles, trash, RVs used for living, or mobile homes without CUP	2			1	1	1	1) Inspection warrant, conviction, found in violation, sentencing on violation continues as defendant continues to bring property into compliance; and 2) Multi-agency case - progress had been made - owner died - Departments to work with new owners - case closed.
Numerous mobile homes without permits	1			1		1	Criminal complaint filed, set for pre-trial conference, defendant now has counsel.
Un-permitted construction	1					1	Hired Engineer - NOV recorded.

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Insufficient road access for Fire Department	1		1			1	Private road involving 11 properties. Plans submitted by one neighborhood group and in plan check, third office conference held with competing neighborhood group who have plans to be submitted. One neighbor filed civil suit to arbitrate dispute to force agreement on one plan. Fire Dept monitoring progress.
Outside storage - living in trailer		1		1		1	Case taken over from local DA office - involves three criminal cases, conservator appointed, rehab planned - pretrial conference set.
<b>Third District Total</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>5</b>	
<b>Fourth District</b>							
Un-permitted structure	3				1	2	1) Plans in plan check; 2) Compliance - case closed; 3) Insufficient progress - complaint to be filed.
Un-permitted home business	1					1	Honey manufacturing, and junk and salvage, civil case in trial, verdict pending.
<b>Fourth District Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>Fifth District</b>							
Improper use within zone	4	5	4	3	3	6	1) Jury trial 12 days, defendant convicted on four counts of zoning violations. Defendant sentenced to 80 hours of community service and terms and conditions of probation requiring removal of non-agricultural activity, and converting shack back to arbor; 2) CUP processing corrections made - case closed; 3) office conference held - load calculations submitted DPV determining new parking allowances; 4) admits probation violation, fined approx \$1700, 30 days county jail suspended, continues on probation for illegal water business - case closed; 5) Vehicle storage yard combo A1 and C3 no permits - criminal complaint filed; 6) storage of movie business equipment office conference held; 7) Art and karate business returned to DRP at their request for further analysis case closed; 8) Recreational vehicle park operating in violation of CUP - office conference held; 9) Paintball business conducted while CUP still pending; office conference held; business location in A-2 Zone discontinued and temporarily moved to M-1 1/2 Zone. DRP verifying compliance.



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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
Outside storage of junk and salvage and/or inoperable vehicles	13	5	4	2	7	11	(1) 10 acres, monthly visits, cleanup continues by new partner, second rehab warrant obtained by public works, substantial progress; (2) & (3) Plot plans submitted - both cases closed; (4) Cleanup completed - case closed; (5) Property clean except two mobile homes too old to legalize - DRP working with violator; (6) Container removed, hole dug, and buried items removed, property now in compliance - case closed; (7) Monthly visits large amount of containers, metal vehicles being moved to site in Kern county - continued progress; (8) Mobile homes removed, property in compliance, case closed; (9) CUP submitted - case closed; (10) Storage of used tires - significant cleanup, DRP monitoring progress; (11) On NAT substantial cleanup; (12) progress continues but slow, DRP to refer back to DA; (13) Second office conference held, DPW rehab involved in our enforcement; (14) Office conference working towards compliance; (15) Office conference set, once notice mailed violator removed junk, trucks etc., property in compliance - case closed; (16) Office conference held - DRP to monitor; (17) New case - mobile home and J & S; (18) new case - mobile home and inoperative vehicles.
Standard property - Health	1				1		Overflowing sewer septic health monitoring permit process, owners pumping septic regularly, problem has not reoccurred, property in compliance - case closed.

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Living in recreational vehicles on vacant land	8	3		9	2	7	The 5 criminal prosecutions resulted from citations by DAs, 4 of these properties are in compliance (1) & (2) are closed as (1) is located in New Mexico and (2) on felony probation, ordered to stay away with six years state prison suspended; (3) DA diversion making sure stays in compliance; (4) open due to bench warrants; (5) is on probation and working towards compliance; (6) criminal case set for jury trial in July, also involves illegal grading; (7) monthly site visits with DRP, property listed for sale; eighth - complaint filed; (8) complaint filed; (9) No progress following earlier office conference - Complaint filed, guilty plea; (10) Citation - pled guilty remains on probation - violator off property - cased closed.
Unpermitted masonry	1			1	1		Compliance - case closed.
Illegal grading	5	3	2	3	2	6	(1) Pled guilty, on probation - corrected grading plans in plan check, conference held with all parties, engineers, plan checkers and attorneys to assist in plan check process, progress reports continue in court; (2) Bench warrant outstanding; (3) DPW case inactive - case closed; (4) Plans in permit process; (5) Office conference held; (6) Office conference held, violator hired engineer to realign two adjacent properties to allow new access to county maintained road; (7) Fish and Game - tractor driver/contractor convicted, fined and on probation, case closed; (8) Fish and Game and DPW working with owners - office conference on hold as tenant not owners appear to have caused damage. Criminal complaint filed against tenant who is now in Wyoming.
Oak tree permit violation	1				1		Oak tree permit in plan check - case closed.

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Storage of construction vehicles		2			1	1	Both cases: remediation project halted as illegal grading performed: 1) Vehicles moved to adjacent pro office conference set on July 12, 2007; 2) Vehicles removed - case closed.
Illegal dumping	1			1	1		Court trial - Court found defendant not guilty. Single act of dumping television in desert. Court found insufficient evidence.
<b>Fifth District Total:</b>	<b>34</b>	<b>18</b>	<b>10</b>	<b>19</b>	<b>19</b>	<b>31</b>	
<b>TOTAL CASES:</b>	<b>84</b>	<b>47</b>	<b>22</b>	<b>51</b>	<b>46</b>	<b>83</b>	

**Footnotes:**

<sup>1</sup> 50 misdemeanor prosecutions, 1 felony prosecution and ancillary involvement in 2 felony probation cases  
<sup>2</sup> 45 new cases and 1 reopened case

# **COUNTY COUNSEL**



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION

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LOS ANGELES, CALIFORNIA 90012-2713

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RAYMOND G. FORTNER, JR.  
County Counsel

August 1, 2007

TO: WILLIAM T FUJIOKA  
Chief Executive Officer

FROM: RAYMOND G. FORTNER, JR.  
County Counsel

RE: **Code Enforcement Biannual Report**

On November 30, 2004, the Board of Supervisors ("Board") instructed your office, with the assistance of the District Attorney ("DA") and County Counsel, to provide Biannual Reports to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Four Biannual Reports have already been provided to the Board. The enclosed fifth Biannual Report ("Report") provides a narrative of the general strategies and efforts of the County Counsel's office for the time period of January 2007 through June 2007.

The Report includes highlights of cases handled by the County Counsel Code Enforcement Unit ("CCCEU") during this reporting period, the number of cases and prosecutions handled by the CCCEU, and the disposition of these cases. The Report also references ongoing efforts by the DA, the CCCEU, and involved County departments to further integrate the County's code enforcement program and promote collaboration among departments.

If you have any questions concerning this matter, please contact me, Assistant County Counsel Richard D. Weiss at (213) 974-1924, or Senior Deputy County Counsel Sari Steel at (213) 974-1853.

RGF:SJS

Enclosure

**COUNTY COUNSEL**  
**CODE ENFORCEMENT BIENNIAL REPORT**  
**January 2007 through June 2007**

**Case Highlights**

*Largest Collection of Civil Penalties by CCCEU in Successful Prosecution of a Contractor and Developers for Unfair Business Practices*

As indicated in the last Biennial Report, on July 7, 2006, the CCCEU filed a complaint in Los Angeles Superior Court against a contractor and several developers for constructing duplexes with insufficient parking and yard setbacks involving 15 properties in violation of the Los Angeles County Code ("LACC") and California Unfair Competition Law. During this reporting period, the court entered a stipulated judgment and order in the County's favor. The judgment permanently enjoins the defendants from developing properties in the unincorporated areas of the County in violation of the LACC and California Unfair Competition Law, requires them to pay \$145,000 in civil penalties to the County, and requires them to bring all 15 properties into full compliance with the LACC. So far, seven of the properties have been brought into code compliance (four this reporting period) after all of the necessary corrections were performed. In accordance with state law, the \$145,000 in civil penalties will be used for the enforcement of consumer protection laws.

*Successful Prosecution of Sober Living Facility*

In the last Biennial Report, the CCCEU reported the Chief Executive Office's ("CEO") and the CCCEU's involvement in the coordination of a County and City of Los Angeles ("City") response to the emergency closure of a substandard sober living facility, known as the Palace, and the temporary relocation of its residents. Following the closure of the facility, the City Attorney's Office filed a multi-count criminal complaint alleging violations of the Los Angeles Municipal Code and the California Penal Code against 11 defendants who were the operators of the facility and the owners of the property.

On May 22, 2007, the defendants in the Palace prosecution entered pleas. Two of the defendants pled to 121 counts, which the City advises was one of the largest pleas in its office's history for a housing enforcement prosecution. The CCCEU acted as the County liaison to the City and worked with the City's prosecutors in the development of the case, as well as with counsel for the County Departments of Community and Senior Services and Mental Health, who played an important role in providing supplemental evidence in support of the People's Aggravated Sentencing Memorandum.

The City Attorney also filed a criminal complaint against an adjacent facility. This facility had similar conditions and code violations to the Palace, and some of the same defendants were involved in the operation of the facility. Based upon further input, evidence,

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and assistance coordinated by the CCCEU on behalf of the County Departments of Mental Health, Community and Senior Services, the CEO, and County Counsel, the City Attorney amended its criminal complaint to add counts of elder abuse, grand theft, and conspiracy. The prosecution regarding this property is still proceeding.

*Medical Marijuana Dispensaries Shut Down*

During this reporting period, the CCCEU received information and/or referrals regarding three medical marijuana dispensaries having opened their doors for business in the unincorporated areas located within the First and Fourth Supervisorial Districts. In each case, the businesses had not obtained the required conditional use permit or business license to operate, and the CCCEU took immediate steps to shut the businesses down. With the assistance of law enforcement, the Department of Regional Planning ("DRP"), and the Treasurer and Tax Collector, each of the businesses was shut down within three weeks time.

*Attempts to Sponsor RAVE Parties Thwarted*

The CCCEU coordinated an operation led by law enforcement to address potentially serious problems as a result of a property owner using his 160-acre property, located in a severe fire hazard area in North Los Angeles County, for an ongoing commercial venture - hosting RAVE parties. For over two years, the property owner had been using his property to host RAVE parties in violation of the LACC and in violation of a 1990 Los Angeles Community College District's permanent injunction. At one of these parties, more than 6,000 paying guests were expected to be in attendance. To put an end to this activity, the CCCEU met with law enforcement, DRP, the Fire Department, and the Community College District, and developed a plan to enforce the Community College District's permanent injunction in order to permanently stop RAVE party events on the property.

Following implementation of the plan, further attempts by the property owner to use his property to host RAVE events were successfully thwarted. Recently, the property owner filed an action against the County for a prescriptive easement, easement by necessity and declaratory relief. The action also sought a temporary restraining order prohibiting the County from denying vehicles and parties commercial access along Gold Creek Road. However, the action has not been properly served on the County, and the property owner has since decided not to pursue a temporary restraining order. The action is being handled by the CCCEU and is pending.

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*Violator Held In Contempt*

On May 5, 2006, the County filed a civil action for injunctive relief against a property owner for operation of unlawful vehicle repair business in a residential area for accumulation of junk and salvage and unpermitted construction and use of unpermitted structures. A default judgment was entered in the County's favor on August 10, 2006. The Los Angeles County Superior Court issued a permanent injunction ordering clean-up of the property, and awarded the County \$13,000 in fines. During this reporting period, on March 12, 2007, the property owner's agent was held in contempt of court for violating the injunction, and was sentenced to nine days in jail. The CCCEU is contemplating further actions to resolve this problem, including possibly moving for receivership of the property.

**Cases Handled by County Counsel**

During this reporting period, the CCCEU received 19 new referrals and continued to work on 52 cases carried over from the prior reporting period. The CCCEU is handling seven civil prosecutions involving 21 properties, held eight office conferences, and closed 23 cases when the properties were brought into substantial compliance.

See Exhibit 1 for a summary of the status and disposition of the cases, by Supervisorial District, handled by the CCCEU during this reporting period.

**Ongoing Efforts to Integrate Code Enforcement Operations**

*Residential Placement Protocol ("RPP") Task Force Training*

The RPP Task Force, which was created to improve and coordinate a team approach to address the needs of elder and dependent adults that utilize licensed and unlicensed residential facilities and to reduce the incidents of abuse and neglect of elder and dependant adults, conducted a successful training session in January of this year.

The conference agenda, which was developed by the CEO and the CCCEU, focused on the handling of cases that fall within the Memorandum of Understanding ("MOU") between various County code enforcement, social services, and mental health departments, and their departmental protocols. The CCCEU presented an overview of the residential placement protocols and how the MOU reporting process works, which was followed by a presentation by the protocol department members on what their departments do and how they do it under the MOU. Finally, there was a discussion of a case study, developed by the CCCEU, based on an actual case the protocol members encountered earlier in the year.



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The training conference was well attended and it is hoped that multi-departmental sessions like this will further facilitate enhanced intervention and enforcement efforts with respect to residential placement facilities.

*Code Enforcement Cross-Training Conference*

Advanced planning efforts are underway for the fifth in a series of code enforcement cross-training programs, which is currently scheduled for Spring 2008 at the California Endowment Center in downtown Los Angeles. The District Attorney ("DA"), the CCCEU, and the Department of Mental Health will give presentations on Good Report Writing and Code Enforcement Investigations; Preparation of Inspection Warrants and the Scope of Administrative Searches; and Handling Hoarding Cases.

*Code Enforcement Cross-Training Manual*

The CCCEU, with the assistance of the CEO and the DA, is compiling the materials from the four code enforcement cross-training conferences into a code enforcement training manual. The materials used in the conferences will be a valuable resource for new code enforcement officers and will also serve as a reference manual for day-to-day code enforcement activities.

*Title 1 Administrative Fines and Non-Compliance Fees Workgroup*

During this reporting period, the workgroup has been working with the departments to edit the content and formatting of their submitted written materials for implementing the provisions of Title 1 concerning Administrative Fines and Non-Compliance Fees (Notices of Violation, Office Correspondence, and other Department Policy and Procedures). Additionally, the departments are developing their respective Hearing Officer Protocols. Completion of standardized materials will enhance utilization of the County's administrative fine and non-compliance fee provisions.

*Amendment to the County's Business License Ordinance (Title 7) for Ambulance Operators*

The Department of Health Services/Emergency Medical Services Agency ("EMS") has become increasingly concerned with ambulance operators who transport ill patients without first acquiring licenses and/or without adhering to local and state laws and regulations. EMS, in conjunction with CCCEU, and other attorneys within our office, has been working to update the administrative fine provisions in Title 7 of the LACC to address this problem.

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*Amendment to the County's Health Ordinances*

Pool safety is a serious concern for all residents within the County. Private residential swimming pools whose recirculation and purification systems are not operated or maintained regularly so as to keep the pool water clean and clear can be both a health and safety hazard. If the pool water is not regularly maintained, algae starts to grow and the water turns green. Green pools are dangerous in that they prevent quick discovery of drowning individuals. Currently, these cases must be prosecuted using the rodent or pest harborage abatement provisions in Title 11 of the LACC, as there is no provision in the LACC that declares lack of pool water clarity in private residential pools a direct violation. The CCCEU and the DA are working together with Public Health and other County Counsel attorneys to draft a new LACC provision that would impose water clarity standards. This would simplify the prosecution of these cases by eliminating the need to prove by expert testimony that the condition of the water allows for the breeding or harborage of mosquitoes, and instead focus directly on the lack of water clarity and its potential impact on pool safety.

Exhibit 1

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	3			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)	2	1	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of all four of these properties for violation of Business and Professions ("B&P") Code section 17200, the California Unfair Competition Act. During this reporting period, the County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction, \$145,000 in civil penalties, and the requirement that the defendants bring all of the properties into full compliance. One of the properties was brought into compliance last reporting period, and two properties were brought into compliance this reporting period.
Illegal signs advertising a restaurant/ nightclub, located in the City of Los Angeles, posted on street poles on County property	1				1		The Department of Public Works ("DPW") has assumed the lead role, and the CCCEU is not needed at this time, but will re-engage upon DPW's request. Case closed.
Portable sign advertising Tattoo Expo at Pomona Fairplex on vacant private property adjacent to sidewalk	1				1		DPW has assumed the lead role, and the CCCEU is not needed at this time, but will re-engage upon DPW's request. Case closed.
Encroachment on County-owned land that adjacent landowner is using for ingress and egress	1					1	The CCCEU conducted a title search of the County-owned vacant lot and confirmed that there were no easements granted to the adjoining property owners for ingress and egress to their properties from the County lot. The CCCEU followed up with a site inspection and confirmed that the adjacent property owner has ingress and egress from his property even if the County fences off its land. Further analysis is required before the decision is made to install a fence. The matter has been referred to ISD to fence off the land.
Complaint received from neighbor of nuisance property involving shooting incidents, loud noise, and a pit bull attack on a neighbor's dog <sup>(1)</sup>	1		1			1	Following a meeting with the property owner to discuss the situation, the CCCEU discovered that other agencies were investigating cases involving individuals who reside at the property. The CCCEU coordinated a meeting with the Sheriff, two city police agencies, and the DA to discuss a strategy to address the ongoing problems. Further action by the CCCEU is pending the results of the law enforcement investigations.
A business operating an unpermitted medical marijuana dispensary ("MMD")		1			1		DRP and the Treasurer-Tax Collector ("TTC") issued NOV's to both the operators and the property owner. The CCCEU contacted the property owner about the alleged illegal use of the property for a MMD. The owner served his tenants with a notice to terminate tenancy and subsequently filed an unlawful detainer against the tenants who then moved out of the premises. Case closed.

Exhibit 1

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Commercial building and mural covered with graffiti		1	1		1		The CCCEU held an office conference with the property owner, DPW, DRP, and the Sheriff, and it was agreed that the County would remove the graffiti if the property owner would install surveillance cameras. The graffiti was removed. Case closed.
A business operating an unpermitted medical marijuana dispensary		1			1		The DRP and TTC issued NOV's to both the operators and the property owner. The CCCEU contacted the leasing agent for the property who, on behalf of the property owners, took immediate steps to terminate the tenancy with the MMD operators. The tenant ceased operations and vacated occupancy within three weeks. Case closed.
Property that was damaged by fire and has been an eye sore in the community for over 10 years		1	1			1	The CCCEU is working with the community, DPW, and the property owner to expedite the rehabilitation of an "eye sore" property that was damaged by a fire in 1999. The CCCEU made arrangements for the property owner to work with a non-profit organization that will be the project manager for the renovation of the property.
Illegal parking, litter, traffic, and soccer playing on large County-owned median		1			1		The CCCEU convened a meeting with law enforcement, Parks & Recreation, the District Attorney ("DA"), and DRP in response to complaints from residents about parking, litter, traffic, and soccer playing on and around a large County-owned median located near their properties. It was subsequently decided that all active recreational activity will be prohibited on the median. Case closed as to CCCEU involvement.
Investigation of bar operating with a temporary license, with history of complaints, to determine if a permanent business license should be issued		1				1	The CCCEU is working with TTC, DRP, and DPW to determine if a permanent business license should be issued to the operator of a bar that has a long history of numerous calls for service by the Sheriff, and whose alcohol license was previously revoked by the California Department of Alcohol Beverage Control. The bar is currently operating under a temporary license.
Nuisance motel property, suspected of criminal activity operating without a business license		1	1			1	The property owner was operating a motel without a business license. The motel had also been the source of numerous complaints and calls for service regarding criminal activity occurring on property. CCCEU has been working with the Sheriff and a city prosecutor who has a case against the same owner for another property located in a neighboring city. An office conference with the CCCEU, the Sheriff, the property owner, and his counsel was held at the end of June. The property owner agreed to implement all suggestions made by the Sheriff, by October 1, 2007, to deter future criminal activity. The CCCEU will monitor compliance.

Exhibit 1

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Large mural on side of market containing gang insignia		1			1		The CCCEU was consulted to determine the legality and feasibility of removing a banner from a large mural, painted on the side of a market, which contained gang insignia. DPW and DRP met with the property owner who eventually cooperated and replaced the gang name with the name of the market.
<b>First District Total</b>	<b>7</b>	<b>8</b>	<b>4</b>	<b>1*</b>	<b>9</b>	<b>6</b>	
<b>Second District</b>							
Recycling center operating without the required zoning approvals	1			1		1	A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the Los Angeles County Code ("LACC") was filed in L.A. County Superior Court on September 5, 2006, against the property owners and the recycling center operator. Litigation is ongoing.
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	9			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)	2	7	A complaint was filed on July 7, 2006, in L.A. County Superior Court, against the contractor and developers of all four of these properties for violation of B&P Code section 17200, the California Unfair Competition Act. During this reporting period, the County and the defendants entered into a stipulated judgment, in the County's favor, providing for a permanent injunction, \$145,000 in civil penalties, and the requirement that the defendants bring all of the properties into full compliance. Two cases were brought into compliance last reporting period, and two properties were brought into compliance this reporting period.
Junk and salvage inside and outside of home; unlicensed and sick dogs; inoperable vehicles	1			1		1	A complaint for injunctive and other relief to abate public nuisance and violations of the LACC was filed against the property owner in L.A. County Superior Court on October 2, 2006. Litigation is ongoing.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical and plumbing code violations; unpermitted car repair business	1			1		1	A default judgment was entered in the County's favor on August 10, 2006. The Los Angeles County Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. On March 12, 2007, the property owner's agent was held in contempt of court for violating the injunction, and was sentenced to nine days in jail (he served six). The County is exploring its options including possibly moving for the appointment of a receiver to abate the code violations.
Gang property responsible for narcotic sales, murder, assaults	1					1	The CCCEU is working with the Sheriff to abate the gang activity on the property through the code enforcement process.

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<b>Supervisory District/Case Description</b>	<b>Carryover From Prior Reporting Period</b>	<b>New Referrals</b>	<b>Investigation Stage/Office Conferences</b>	<b>Civil Prosecutions</b>	<b>Cases Closed</b>	<b>Cases Pending</b>	<b>Comments</b>
Code violations on property where owners are both dead; heirs not rectifying	1					1	A task force inspection of the property was conducted on October 26, 2006. The property and the dwelling on it are substandard. DPW, DRP, and the Department of Public Health ("DPH") will continue to enforce. The CCCEU will continue to monitor.
Inoperable vehicles, automobile repair conducted on premises, material being stored outside of enclosed building, commercial building used for residential purposes	1				1		DPW, DRP, AND DPH are working with the property owner to correct the code violations. CCCEU involvement is not needed at this time, but will re-engage upon the request of any of the involved departments. Case closed.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders	1		1			1	The property owner has been cited for numerous fire, building and zoning violations. Given the issues with the owner's age, health, and hoarding, the CCCEU contacted the Department of Mental Health's Genesis Program, to assist the owner on a bi-monthly basis in cleaning up the property. In a follow-up site visit, the CCCEU noticed significant improvement and will continue to support Genesis' involvement and assistance with the property owner for the indefinite future.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events	1					1	The CCCEU assisted DRP in obtaining an inspection warrant. The property owner is cooperating with DRP in an attempt to bring the property into compliance. The case is ongoing.
Gang violence, drug sales, murder, assaults	1					1	The CCCEU assisted the Sheriff in an attempt to decrease drug sales in a 24-unit apartment complex. An office conference with the property owner was conducted on November 2, 2006. During this reporting period, the property owner made physical changes to the layout of the property to assist the Sheriff with their drug enforcement efforts. The case is ongoing.
Code violations on property where resident is under conservatorship		1				1	The property owner, who is under conservatorship, resides in a single-family residence, and has a history of issues regarding home maintenance. When the CCCEU received a call from a neighboring property owner regarding deteriorating conditions on the property, the CCCEU contacted the Conservator and is working with his staff to address these matters.
Unpermitted carport; converted garage; unpermitted addition		1				1	The case was referred to the CCCEU for prosecution by DRP. The investigation is ongoing.
<b>Second District Total</b>	<b>18</b>	<b>2</b>	<b>1</b>	<b>4*</b>	<b>3</b>	<b>17</b>	

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Third District</b>							
Unpermitted structures encroaching upon County-owned land; zoning, building, and fire code violations	1		1	1		1	A lawsuit was filed on December 13, 2006, for violation of the LACC, and for possession, damage due to occupation, and misuse of County-owned land. Litigation is ongoing. The trial date is set for October 29, 2007.
Removal of oaks trees without permit	1					1	The CCCEU is monitoring the case since the violation involves County property. The responsible party is currently soliciting bids for the work associated with obtaining an Oak Tree Permit. DRP has given the responsible department more time to submit its oak tree site plans.
Dispute over use of Castro Peak Motorway	1					1	The CCCEU is continuing to work with the Chief Executive Office, and the National Park Service to find a permanent solution to the access issues regarding Castro Peak.
North Santa Monica Bay Pollution	1					1	During this reporting period, the North Santa Monica Bay Source Identification Task Force began implementing the Source Investigation Study. The CCCEU has been working with DPW, DHS, and the City of Malibu to prepare and obtain consents to access the private properties located within the area, from which samples are being taken in order to identify the sources of pollution affecting the beaches. Since March 27, 2007, the County has completed three rounds of sampling.
Packager not labeling and misrepresenting food ingredients in packaged food items; distributing to L.A. Unified and school districts nationwide		1				1	The CCCEU met with DPH to discuss a complaint involving allegations of fraud and mislabeling of packaged food items distributed to school districts locally and nationwide. The CCCEU assisted DPH in preparing the case for referral to the State Department of Health Services and the Food and Drug Administration, who have jurisdiction in this matter. The CCCEU and DPH will assist the agencies as needed, and continue to monitor the progress of the case.
<b>Third District Total</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>5</b>	
<b>Fourth District</b>							
A business operating an unpermitted medical marijuana dispensary in Rowland Heights	1				1		This property was the subject of an injunction action filed by the CCCEU, which settled upon the commitment of the operator to vacate the property on or before April 30, 2007. The operator did cease operations in a timely manner, relinquished the premises to the owner, and physically moved out of the building. All conditions of the settlement have been met. The CCCEU filed a Request for Entry of Dismissal on May 16, 2007. Case closed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Graffiti on railroad bridge over 605 Freeway	1					1	In this case, the owner and CalTrans both claim that it is not their responsibility to maintain the bridge. The County and the City of Pico Rivera believe that both parties are responsible and unless both parties cooperate to remove the graffiti, both County and City staff intend to seek authority to file civil lawsuits to ensure compliance with their respective graffiti removal ordinances. On March 22, 2007, the CCCEU, the Pico Rivera City Attorney, and Sheriff's representative met with the owner and his son. The CCCEU and the City communicated their respective positions. On June 14, 2007, the CCCEU and a representative from the Fourth Supervisory District, met with the newly appointed Pico Rivera City Attorney and the City Manager to discuss options available. Case is ongoing.
Unpermitted construction; conversion of single family dwelling into a duplex without proper permits	1				1		Property brought into substantial compliance. Case closed.
Drug activity, health violations on residential property	1				1		The property was brought into substantial compliance. Case closed.
Unpermitted construction, illegal conversion of garage, junk & salvage, inoperable vehicles, unpermitted business	1			1		1	The CCCEU filed a lawsuit on February 21, 2007, and obtained a default judgment against the property owner. The County will request entry of default judgment. Litigation is ongoing.
Junk and salvage, illegal garage conversion; black mold on property	1				1		Property brought into substantial compliance. Case closed.
Illegal garage conversion	1				1		Property has been brought into compliance. Case closed.
Illegal dumping of RV toilet waste in storm drain	1				1		The Sheriff towed the motor home away. Case closed.
South Bay sewage spills	1				1		During this reporting period, the Board adopted the recommendations made by the Auditor Controller, and DPH is currently implementing those recommendations. The CCCEU is no longer involved in this matter. Case closed.
Unpermitted construction in single-family dwelling; structure within the required setback area; illegal garage conversion		1	1			1	An office conference was held on March 14, 2007, and the owner agreed to correct all of the problems. DPW made an inspection on June 14, 2007, and found that the property was 90 percent in compliance. Case is pending.
Vehicle parked in set back area; inaccessible garage; junk and salvage		1				1	An office conference was held in early July. Case is pending.



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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
A business operating an unpermitted medical marijuana dispensary		1				1	A MMD was reported to be operating without proper permits and licenses. DRP and TTC conducted a site visit, confirmed that violations existed, and issued notices of violation. The Sheriff confirmed that the operator ceased operations within one week of receiving the violation notices. Case closed.
<b>Fourth District Total</b>	<b>9</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>7</b>	<b>5</b>	
<b>Fifth District</b>							
Numerous inoperable vehicles, junk and salvage, unpermitted structures, and illegal grading and electrical work	1			1		1	A judgment and order was issued in March 2006 granting a permanent injunction and ordering the defendant to clean up the property. The CCCEU is monitoring the progress of the ongoing clean-up. The property owner has achieved significant compliance. Case is ongoing.
Unpermitted and accessory structures maintained within required setback area and in private and future street	1					1	The owners abated the unpermitted accessory structures in the set back area. On April 18, 2007, County staff met with the owner and her attorney, who agreed to accept the conditions set forth by DPW to get the street vacation proposal into the second stage. Case is pending.
Non-compliance for a recreational trailer park with permanent residents, junk and salvage	1					1	Case is pending CUP approval. All other code violations have been abated.
Inoperable vehicles, junk and salvage, unpermitted structures, grading and electrical work	1				1		County Counsel met with defendant's attorney and significant compliance was achieved in the abatement of zoning violations. Case closed.
Speed bumps installed by four homeowners on private road without Fire Department approval	4					4	The speed bumps have not been removed. Case is pending.
Major illegal disposal operation	1					1	Although the property has been cleared of all known potentially hazardous and nonhazardous materials, the CCCEU and the office attorney representing DPH have been working with DPH and the Health Hazardous Materials Division of the L.A. County Fire Department ("Fire") to prepare a response to a request by counsel who represents the plaintiffs in a pending civil action, in which the County is not a defendant, for ground water and ground soil testing. Case is ongoing.
Suspected criminal activity involving residents of a drug addiction treatment center	1					1	The Attorney General has filed a complaint against the property owners. The CCCEU will continue to monitor the case and assist the Attorney General's Office as needed.

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Supervisory District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
San Dimas property owner has encroached onto a County Park without County permits; illegal grading; planting non-native vegetation; case ongoing since 1992	1		1			1	During this reporting period, the property owner hired a grading contractor, the County issued its Right of Entry Permit, and the restoration work has almost been completed. A landscape contractor has been selected and will begin work following the completion of the grading.
Illegal storage of trailer on vacant parcel	1				1		The property has been brought into substantial compliance. Case closed.
Illegal uses that require a CUP; unpermitted structures	1					1	Zoning code violations have been abated; the remaining violations are being addressed by DPW. Case is pending.
Junk and salvage	1				1		County Counsel negotiated the clean-up of the property with the deceased property owner's attorney. Full compliance has been achieved. Case closed.
Maintaining an unpermitted mobile home and trailer on property		1				1	The CCCEU is assisting the DA's office, which is handling the case, with collateral issues involving the special needs of the property owner who is an elderly adult with mental health issues.
Unpermitted encroachment to oak trees; operation of impound yard without zoning approval		1				1	The owner filed a CUP and a clean hands waiver to operate the impound yard. Case is pending.
Garage converted into a residence		1			1		The CCCEU contacted the property owner's attorney; the property owner subsequently converted the property back into a garage. Case closed.
Reports of projectiles from an outdoor shooting range landing on neighboring properties		1				1	The CCCEU, DRP, and Sheriff met with the shooting range property owners and their attorneys to discuss alleged code violations on the property. The County and a ballistics expert will conduct an inspection of the shooting range and suggest whether further safety measures should be implemented. Case is pending.
Property that is hosting RAVE parties		1				1	The property is being used for commercial purposes (RAVE parties) in violation of the LACC and the Los Angeles Community College District's permanent injunction. The CCCEU met with law enforcement, DRP, Fire, and the Community College District, and developed a plan to permanently stop future RAVE party events. The plan was successful in thwarting recently planned rave parties on the property. The property owner subsequently filed an action against the County, which is pending.
<b>Fifth District Total</b>	<b>14</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>15</b>	
<b>TOTAL CASES</b>	<b>52</b>	<b>19</b>	<b>8</b>	<b>7*</b>	<b>23</b>	<b>48</b>	

<sup>(1)</sup> This case, which was incorrectly listed in the Fifth Supervisory District last reporting period, was moved to the First Supervisory District this reporting period.

\*Seven civil prosecutions involving 21 properties (1 case involves 4 properties in the First Supervisory District and 11 properties in the Second Supervisory District).